



**APPLICANT:** SSP Blue Ridge, LLC

**PHONE#:** (770) 277-6088 **EMAIL:** jr@connolly.co.com

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE#:** (770) 422-7016 **EMAIL:** gsams@slhb-law.com

**TITLEHOLDER:** Multiple titleholders on file in the Zoning Division

**PROPERTY LOCATION:** Northwest side of Terrell Mill Road, west side of Powers Ferry Road

**ACCESS TO PROPERTY:** Powers Ferry Road and Terrell Mill Road

**PHYSICAL CHARACTERISTICS TO SITE:** Brumby Elementary School building, retail centers, church, offices, single-family house

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** NS/Coffe Shop; O&I/Oglethorpe Power Station

**SOUTH:** PSC, GC, NS; Retail/LA Fitness

**EAST:** GC/Restaurants, Retail, Convenience Store

**WEST:** RM-10/Salem Ridge Townhomes;  
RM-12/The Gardens of East Cobb Apartments

**PETITION NO:** Z-12

**HEARING DATE (PC):** ~~03-07-17~~ 12-5-17

**HEARING DATE (BOC):** ~~03-21-17~~ 12-19-17

**PRESENT ZONING:** GC, NS, R-20 & R-80

**PROPOSED ZONING:** CRC & UC

**PROPOSED USE:** Mixed use development

**SIZE OF TRACT:** 22.802 acres

**DISTRICT:** 17

**LAND LOT(S):** 923,924

**PARCEL(S):** 6,7,21,25,26,16, 36

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

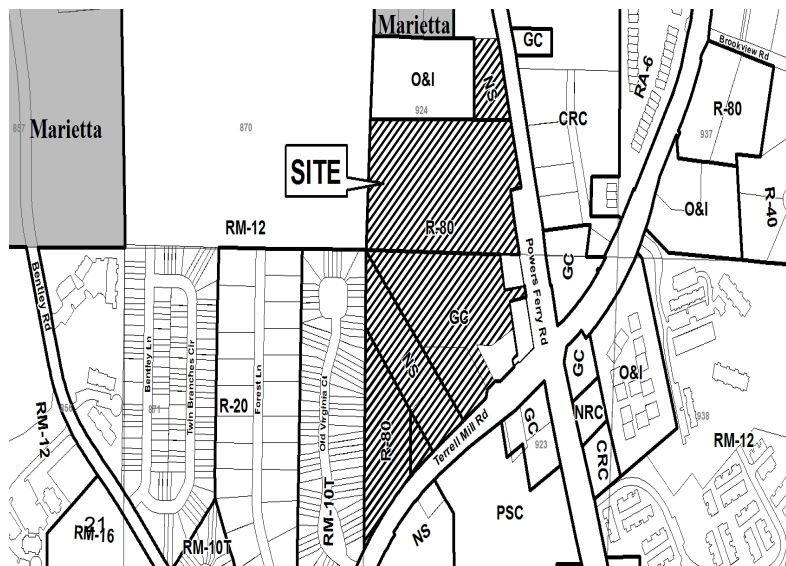
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

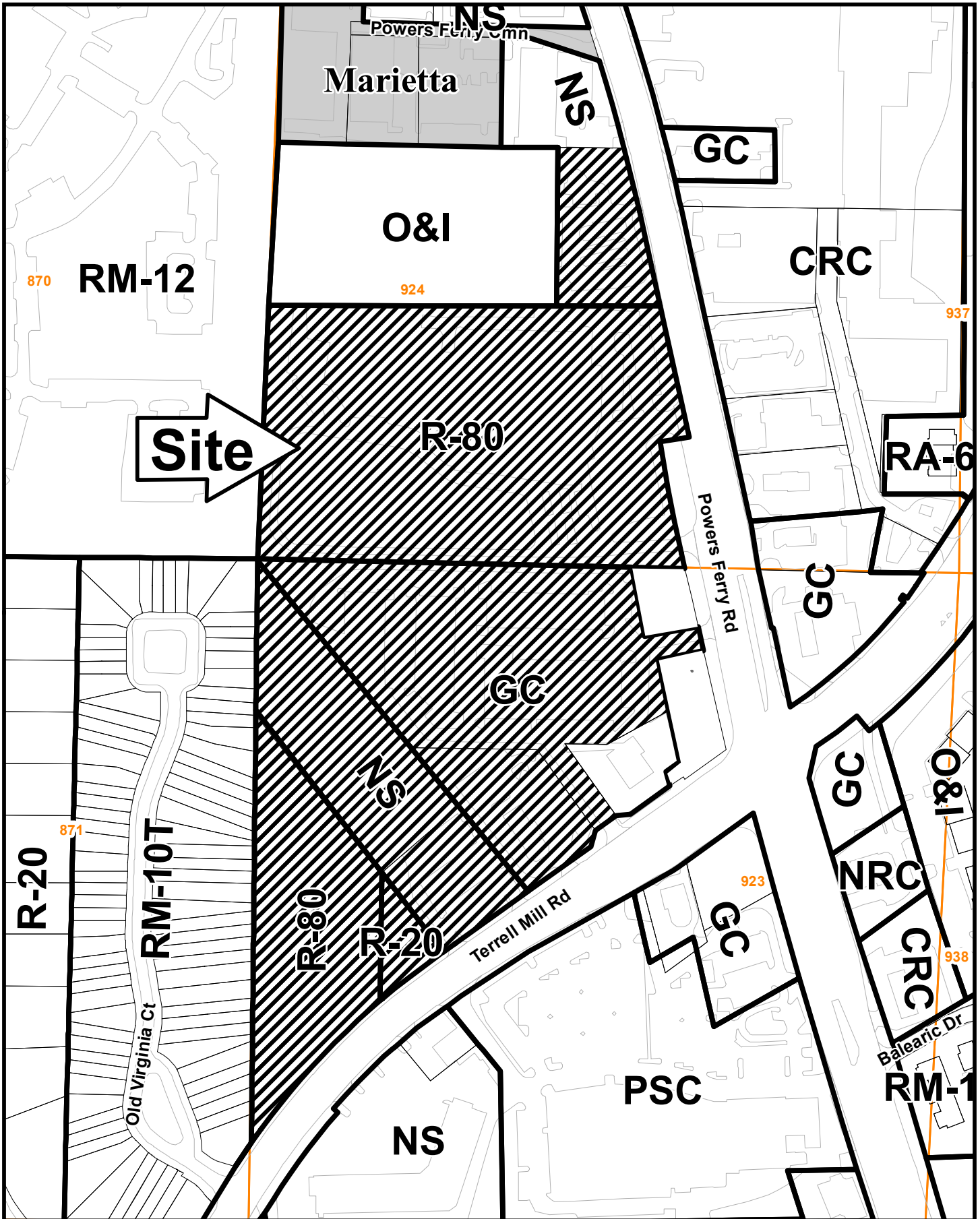
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

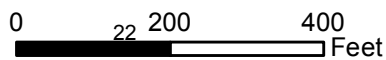
**STIPULATIONS:**



# Z-12 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



- City Boundary
- Zoning Boundary

APPLICANT: SSP Blue Ridge, LLC

PETITION NO.: Z-12

PRESENT ZONING: GC, NS, R-20 & R-80

PETITION FOR: CRC & UC

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**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** High Density Residential, Public Institutional & Community Activity Center

**Proposed Number of Units:** 340

**Overall Density:** 63.46 **Units/Acre**

**Staff estimate for allowable # of units:** 2 **Units\***

**Increase of:** 338 **Units/Lots**

\*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

**Proposed Number of Buildings:** 7

**Total Square Footage of Development:** 216,808

**F.A.R.:** .27 **Square Footage/Acre:** 11,770

**Parking Spaces Required:** 716

**Parking Spaces Provided:** 649

The applicant is requesting the Community Retail Commercial (CRC) and Urban Condominium (UC) zoning districts for the purpose of a mixed use development consisting of retail, restaurants, office, self-storage, a grocery store with self-service fuel sales and apartments. The non-residential components will have complimentary architecture so all the buildings match and fit into the master plan. All the buildings except the self-storage facility will be one-story in height. The self-storage building will be three-stories in height (with a basement). The residential component will contain 340 luxury units within a five-story building. There will be a 500 parking space deck wrapped by the residential component. The building architecture will be complimentary to the non-residential part of the project.

The proposal will require the following contemporaneous variances:

1. Reduce the required number of parking spaces for the non-residential portion of the project from 716 parking spaces to 649 parking spaces (-67 parking spaces).
2. Reduce the required 35' landscape buffer between the non-residential component and residential component to zero feet.
3. Allow area of outside display of merchandise to exceed 1000 square feet, and allow it to stay outside after close of business.
4. Allow the impervious surface to exceed 70% (proposed 86.1%) for the grocery store tract.
5. Allow the Floor area ratio of the self-storage facility to exceed 1.0 (proposed 2.5).
6. Reduce the front setback for Outlot #6 from 50 feet to 40 feet.
7. Waive the 8' landscape enchantment strip for Outlot #6.
8. Reduce the front setback for the Outlot #1 (self-storage lot) from 50 feet to 30 feet.
9. Allow the dumpsters to be to the side of the primary building for Outlot #5.
10. Waive the required number of parking spaces for the residential component from 595 parking spaces to 500 parking spaces (-95 parking spaces).
11. Allow rental units in the UC zoning district.
12. Waive the front setback from 50 feet to 20 feet for the residential component.
13. Waive the side setback from 35 feet to 15 feet for the residential component.
14. Waive the rear setback from 40 feet to 20 feet for the residential component.
15. Allow the UC zoning district outside of a Regional Activity Center.

**Cemetery Preservation:** No comment.

**APPLICANT:** SSP Blue Ridge, LLC

**PETITION NO.:** Z-12

**PRESENT ZONING:** GC, NS, R-20 & R-80

**PETITION FOR:** CRC & UC

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**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>NEW Brumby Elem</u>	<u>1020</u>	<u>1137</u>	<u>                    </u>
<b>Elementary</b>			
<u>NEW East Cobb Middle</u>	<u>1387</u>	<u>1226</u>	<u>                    </u>
<b>Middle</b>			
<u>Wheeler High</u>	<u>2165</u>	<u>2187</u>	<u>                    </u>

**High**

- School attendance zones are subject to revision at any time.

**Additional Comments:**

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**APPLICANT: SSP Blue Ridge, LLC**

**PETITION NO.: Z-12**

**PRESENT ZONING: GC, NS, R-20 & R-80**

**PETITION FOR: CRC & UC**

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**PLANNING COMMENTS:**

CONT.

The applicant is requesting a rezoning to allow the site to be used for a mix of retail, commercial and residential. The 22.802 acre site is located on the northwest side of Terrell Mill Road, west side of Powers Ferry Road

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?  Yes  No  
If yes, has the city of Marietta been notified?  Yes  No / N/A

Comprehensive Plan

The application pertains to a site designated as Public Institutional (PI), Community Activity Center (CAC) and High Density Residential (HDR) future land use categories. The purpose of the Public Institutional (PI) category is to provide for certain state, federal or local government uses and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc. The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores. The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: CAC  
East: CAC  
Southeast: CAC  
West: HDR and CAC

Master Plan/Corridor Study

The property is located within the boundaries of the Powers Ferry Master Plan and Franklin / Delk Livable Centers Initiative (LCI) Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

**APPLICANT: SSP Blue Ridge, LLC**

**PETITION NO.: Z-12**

**PRESENT ZONING: GC, NS, R-20 & R-80**

**PETITION FOR: CRC & UC**

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**PLANNING COMMENTS:**

CONT.

Is the parcel in an area with Design Guidelines?       Yes                       No

If yes, design guidelines area \_\_\_\_\_

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone?       Yes                       No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone?       Yes                       No

The Powers Ferry Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?       Yes                       No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at [www.cobbcounty.org/planning](http://www.cobbcounty.org/planning).

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes                       No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes                       No

Is this property within the Six Flags Special Service District?

Yes                       No

Is the property within the:

- Dobbins Airfield Safety Zone?
- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Bird / Wildlife Air Strike Hazard (BASH) area

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**FIRE COMMENTS:**

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IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.



APPLICANT SSP Blue Ridge, LLC

PETITION NO. Z-012

PRESENT ZONING GC,NS,R-20,R-80

PETITION FOR CRC & UC

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**WATER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development:  Yes  No

Fire Flow Test Required:  Yes  No

Size / Location of Existing Water Main(s): 8" DI / W side of Powers Ferry Rd

Additional Comments: Also 8" DI / N side of Terrell Mill Rd

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

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**SEWER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin:  Yes  No

At Development:  Yes  No

Approximate Distance to Nearest Sewer: In Powers Ferry Rd and Terrell Mill Rd

Estimated Waste Generation (in G.P.D.): A D F= 12,958 Peak= 32,395

Treatment Plant: Sutton

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availability:  0 - 5 years  5 - 10 years  over 10 years

Dry Sewers Required:  Yes  No

Off-site Easements Required:  Yes\*  No \*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required:  Yes  No

Letter of Allocation issued:  Yes  No

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Redevelopment. Net additional wastewater flow will be less than estimates shown  
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Rottenwood Cr (W)/Terrell Branch (E) FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location:

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (       undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage systems.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any easements required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream -  
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream receiving systems.

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PETITION FOR: CRC & UC

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**STORMWATER MANAGEMENT COMMENTS – Continued**

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out-parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

ADDITIONAL COMMENTS

1. This site is located at the northwest corner of Powers Ferry and Terrell Mill Roads. The majority of the existing site is currently developed with a mix of commercial, institutional and residential uses. Approximately 76% of the site drains to the southwest through the adjacent Salem Ridge Subdivision into the Terrell Mill Road right-of-way. The remaining 5 acres of the eastern portion of the site drains into the Powers Ferry right-of-way.
2. It appears that sufficient areas have been reserved to provide adequate stormwater management. However, if addition volume is needed there is additional space available to the rear of Outlot #1.

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**PETITION FOR:** CRC & UC

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**TRANSPORTATION COMMENTS:**

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Powers Ferry Road	25,500	Arterial	45 mph	Cobb County	100'
Terrell Mill Road	27,600	Arterial	45 mph	Cobb County	100'

*Based on 2011 traffic counting data taken by Cobb County DOT for Powers Ferry Road.  
Based on 2009 traffic counting data taken by Cobb County DOT for Terrell Mill Road.*

**COMMENTS AND OBSERVATIONS**

Powers Ferry Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Terrell Mill Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Powers Ferry Road, a minimum of 50' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Terrell Mill Road, a minimum of 50' from the roadway centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend replacing disturbed curb, gutter, and sidewalk along the Powers Ferry Road and Terrill Mill Road frontages.

Recommend a traffic study. The traffic study should include existing and base year (full build out year) Build and No Build analysis; and horizon year (base year + 10 years) Build and No Build analysis. Study assumptions (such as study intersections, trip distribution and annual growth rate) should be agreed to by Cobb DOT before completing the study.

Recommend developer contribute 100% of the cost for the traffic signals, if and when warranted and installation approved by Cobb County DOT.

Recommend traffic signal on Powers Ferry Road be at least 1,000 feet from the intersection. If this can not be achieved, recommend entrance remain un-signalized and restricting left turns out.

Recommend no advertising on the right-of-way.

**APPLICANT:** SSP Blue Ridge, LLC

**PETITION NO.:** Z-12

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**PETITION FOR:** CRC & UC

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Recommend no monument signs on the right-of-way.

Recommend removing and closing driveway aprons along Powers Ferry Road and Terrill Mill Road frontages that development renders unnecessary.

As necessitated by this development, recommend full movement accesses include deceleration lane and left turn lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

As necessitated by this development, recommend right-in right-out accesses include deceleration lanes. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

Proposed signal on Terrell Mill Road will shut off westernmost entrance to Terrell Mill Plaza. Recommend new access be provided at the rear of the development, aligned with the entrance to Outlet #1 shown on site plan.

Recommend raised concrete islands on Powers Ferry Road and Terrell Mill Road.

## STAFF RECOMMENDATIONS

### **Z-12 SSP BLUE RIDGE, LLC**

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area contains a mixture of retail, restaurants, townhouses, apartments and single family houses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The request proposes uses that are consistent with, and compatible to other properties in the area.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is partially in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the High Density Residential (HDR) (5-12 units per acre); Public Institutional (PI) (the current Board of Education property); and Community Activity Center (CAC) land use categories. The non-residential portion of the project is mainly located within the CAC and PI Future land Use Categories. Both these categories allow higher intensity uses. The self-storage building is located with the HDR category which does not anticipate that use. The apartment portion of the project is located in the CAC and HDR categories which do allow for transitional uses such as residential, but at lower densities.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's requested CRC and UC are partially compatible with the CAC and HDR land use categories, and the PI land use category is in place because of the school use that has been on the property for many years. The proposed development will have uses consistent with the surrounding area and are compatible with the land use categories.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

1. Site plan received by the Zoning Division on November 3, 2017, with the District Commissioner approving minor modifications;
2. Letters of agreeable stipulations from Mr. Garvis L. Sams, Jr. dated October 19, 2017 and November 3, 2017;
3. Variances as mentioned in the Zoning comments;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations; and
8. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**



**Application No.** Z-12

PC Hearing: March 7, 2017

BOC Hearing: March 21, 2017

## Summary of Intent for Rezoning \*

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) **Proposed unit square-footage(s):** Townhomes - 1,800 - 2,400 square feet
- b) **Proposed building architecture:** Traditional Architecture (to be submitted under separate cover)
- c) **List all requested variances:** As shown on site plan

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) **Proposed use(s):** Commercial, Retail & Grocery Store
- b) **Proposed building architecture:** The architectural style and composition will be uniform with renderings/elevations depicting same being submitted under separate cover.
- c) **Proposed hours/days of operation:** To be determined on a store by store basis.
- d) **List all requested variances:** As shown on site plan

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

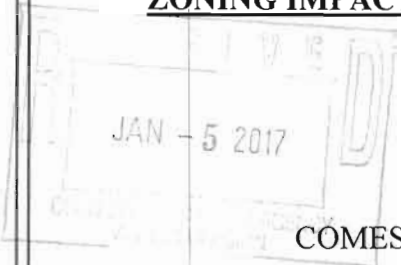
The subject property is within a Community Activity Center ("CAC") under Cobb County's Future Land Use Map. Also, the site is designated as a "Redevelopment Overlay District" under the Powers Ferry Master Plan.

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

None known at this time.

\* Applicant specifically reserves the right to amend and/or revise any information set forth in this Summary of Intent for Rezoning or any portion of the Application for Rezoning at any time during the Rezoning process.

**ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION  
OF SSP BLUE RIDGE, LLC**



COMES NOW, SSP Blue Ridge, LLC, and, pursuant to §3-28-8.1(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

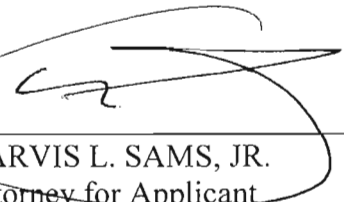
- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of the Powers Ferry Road and Terrell Mill Road Corridors, respectively.
  
- B. The zoning proposal will have no adverse effect or impact upon the exiting uses or usability of adjacent or nearby properties, the totality of which are commercial, public institutional or utility, attached townhomes, multi-family apartments, retail or offices.
  
- C. The subject property to be affected by the zoning proposal has a declining economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owners of the subject property are suffering a significant economic detriment by virtue of the continuation of the present zoning classifications.



- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.
  
- E. The zoning proposal is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the subject property lying and being in a Community Activity Center (CAC).
  
- F. There is no substantial relationship between the existing zoning classifications which limit the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along both Powers Ferry Road and Terrell Mill Road, there are no established land use planning principles or political considerations which would adversely affect the zoning proposal.

Respectfully submitted, this the 5<sup>TH</sup> day of June, 2017.

SAMS, LARKIN, HUFF & BALLI, LLP

By:   
GARVIS L. SAMS, JR.  
Attorney for Applicant  
Ga. Bar No. 623950

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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ADAM J. ROZEN

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SLHB-LAW.COM

October 19, 2017

## **VIA HAND DELIVERY & VIA EMAIL:**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064

Re: Application for Rezoning of SSP Blue Ridge, LLC regarding a 22.802± Acre Tract from CRC, GC, NS, R-20 & R-80 to CRC & Conditional UC (No. Z-12)

Application for a Special Land Use Permit by SSP Blue Ridge, LLC concerning a Climate Controlled Self-Service Storage Facility (No. SLUP-8)

Dear John:

As you know, this firm represents SSP Blue Ridge, LLC (“SSP”) concerning the above-captioned Applications. The Applications are scheduled to be heard and considered by the Cobb County Planning Commission on December 5, 2017 and, thereafter, the Applications are scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on December 19, 2017.

With respect to the foregoing, these Applications and the resultant development therefrom will represent in excess of \$200 Million in real estate development which, if approved as presented herein, will be consistent with Cobb County’s Future Land Use Map, the Powers Ferry Master Plan; and, consistent with the type of Mixed-Use Development which will precipitate a revival of redevelopment on both the Powers Ferry Road and Terrell Mill Road Corridors, respectively.

While these Applications have been pending, we have continued our dialogue with the County’s Professional Staff; representatives from Powers Ferry Corridor Alliance (“PFCA”); representatives of Salem Ridge HOA; Atlanta Regional Commission (“ARC”) staff members; and, business owners, stakeholders and other property owners within this sub-area of Cobb County. In that regard, we have been authorized by SSP to submit this letter of agreeable stipulations which, if the Applications are approved as submitted, shall become conditions and a part of the grant of the requested entitlements and binding upon the subject property thereafter.

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 2

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The referenced stipulations are as follows, to wit:

### GENERAL STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Applications (“subject property”).
2. Rezoning of the subject property shall be from CRC, GC, NS, R-20 & R-80 to CRC & Conditional UC with reference to that certain revised Master Site Plan prepared by Robertson Loia Roof for SSP Blue Ridge, LLC which was submitted under separate cover on June 15, 2017.<sup>1</sup>
3. The total site area of the subject property consists of approximately 22.802± acres which is planned to be developed as a Mixed-Use Development, including the following: a major grocery store with an approximate 96,000 sq. ft. footprint; a fuel center attendant to the grocery store; restaurants; retail; CCSSSF; highly amenitized luxury Multi-Family homes; and, structured parking as well as surface parking dedicated to the aforementioned uses.
4. As a part of the future development of the subject property, there shall be Protective Covenants which shall be incorporated and expanded as each phase of the proposed Mixed-Use Development is permitted and platted and which shall run with the subject property for the maximum time frame allowed by law. Concurrently therewith, Property Owner Associations shall be formed which will include all owned components of the proposed development on a phased build-out basis. The Associations shall be responsible for the oversight, upkeep and maintenance of entrance areas, common areas, community structures and strategic aesthetic features reflecting a theme-inspired, village-type Mixed-Use Development; Open Space areas and similar features contained within the overall community (i.e. walking trails, sidewalks, etc.).

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<sup>1</sup> The submission of the revised site plan also includes that portion of the subject property for which a separate Special Land Use Permit (“SLUP”) Application has been filed for the purpose of the development of a Climate Controlled Self Service Storage Facility (“CCSSSF”).

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 3

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5. The Associations to be formed shall have Architectural Design Regulations which shall control such items as signage and other usual and necessary Covenants, Conditions and Restrictions (“CCRs”) to protect the quality and integrity of the overall development.
6. In accordance with recommendations from A&R Engineering, Inc. and the Cobb County Department of Transportation (“DOT”), the various entrances to the proposed Mixed-Use Development shall include, with ancillary operational revisions, five (5) separate and distinct points of ingress/egress with attendant synchronized signalization and the installation of appropriate deceleration and turning lanes for dedicated and protected turning movements on both Powers Ferry Road and Terrell Mill Road all as shown on the revised site plan.
7. All entrance signage shall be ground-based, monument-style signage with finish, materials and color being in substantial conformity to the architectural style embodied in the Mixed-Use Development. There shall be no billboard signs, no roof signs, unless architecturally integrated into an approved building design, and no exterior, temporary signage except only “grand opening” signage and signage indicating the coming development. Free-standing signage, including “sandwich-style” retail boards and other signage shall be permitted in accordance with the terms and provisions of the Cobb County Sign Ordinance.
8. Consistent with discussions with PFCA, Salem Ridge HOA, the County’s Professional Staff and others, at full build-out, there shall be a strategic network of walking paths and trails located within the proposed Mixed-Use Development which shall link the various components and provide extraordinary pedestrian connectivity.
9. Lighting within the proposed Mixed-Use Development shall be chosen by SSP and shall be environmentally sensitive, appropriately spaced for safe and effective lighting purposes (i.e. per a Photometric Plan), themed to the architectural style and composition of the buildings to be constructed and shall be utilized throughout the entirety of the community. All efforts shall be made to make lighting as unobtrusive but still as safety-forward as possible.

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## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 4

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10. The District Commissioner shall have the authority to make minor modifications to the site plan, these stipulations/conditions, the architectural style and composition and other ancillary and attendant features during the Plan Review Process and thereafter except for those that:
  - a. Reduce the size of an approved buffer adjacent to property which is zoned the same or in a more restrictive zoning district.
  - b. Relocate a structure closer to the property line of an adjacent property which is zoned in the same or in a more restrictive zoning district.
  - c. Increase the height of a building which is adjacent to property which is zoned in the same or in a more restrictive zoning district.
  - d. Increase the size of a building footprint.
11. In order to facilitate the approval of revisions and/or modifications to the Master Plan, SSP shall have the latitude to form an Advisory Committee consisting of a representative of SSP, a representative of PFCFA, a representative from Salem Ridge HOA and a representative from the Community Development Agency. The Advisory Committee shall also have as an ex-officio member, the District Commissioner, who shall be the final arbiter with respect to all issues relative to revisions and/or modifications to the Master Plan. The focus for the community representatives on the Advisory Committee shall to review any changes, modifications and/or revisions concerning the subject property.
12. All setbacks and buffer areas may be penetrated for purposes of detention, utilities and stormwater management as long as such encroachments satisfy Cobb County Development Regulations and/or are consistent with direction from the Director of the Community Development Agency.
13. Compliance with Cobb County Development Standards and Ordinances related to project improvements except as otherwise approved by the Board of Commissioners and/or the Cobb County Community Development Agency, as their respective authority may allow.

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A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 5

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14. Compliance with written recommendations from the Stormwater Management Division with respect to the location, configuration and methodology of water quality and on-site stormwater detention. Additionally, compliance with the following:
  - a. To design and adhere to Best Management Practices (“BMPs”) regarding the construction of detention and water quality areas as shown on the revised site plan with such design and installation based upon Cobb County Development Standards.
  - b. All above-ground detention areas shall be landscaped and/or fenced in accordance with Cobb County Development Standards.
  - c. In order to improve water quality, reduce target contaminate loads and to maintain consistency with water quality standards by addressing run-off and pollution for non-point sources, SSP will work jointly with the Stormwater Management Division with respect to the utilization of applicable and County-mandated hydrologic technology concerning stormwater management, detention, hydrology and downstream considerations.
15. Compliance with the recommendations from the Cobb County Water System with respect to the availability and acquisition of water and sewer to service the subject property.
16. Compliance with the following recommendations from the Cobb County Department of Transportation, including the following:
  - a. The submission of a Traffic Impact Study (“TIS”) notwithstanding the fact that a TIS is not required since the subject property is denominated as a “Redevelopment Site” under both the Cobb County Zoning Ordinance and the Powers Ferry Master Plan.<sup>2</sup>
  - b. The voluntary donation and conveyance or right-of-way on both Powers Ferry Road and Terrell Mill Road (both arterials) in the appropriate distance from the centerline of said rights-of-way which will be determined during the Plan Review Process.

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<sup>2</sup> The TIS has been prepared by A&R Engineering along with Warrant Studies with respect to signalization and synchronization. Said TIS and related documentation and information is being submitted directly to the Zoning Division and DOT.

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A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 6

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- c. The elimination of existing points of ingress/egress and related “aprons” and curbing (with the extension of sidewalk where indicated) except for those which are shown on the revised site plan.
  - d. The installation of deceleration lanes with appropriate tapers at all points of ingress/egress.
  - e. The installation and construction of left-turn lanes and designated right-in/right-out turning movements only with respect to those points of ingress/egress shown on the revised site plan.
  - f. The granting of a concurrent variance waiving the required parking spaces related to the grocery/fuel center tract from 479 required parking spaces to 409 parking spaces.
17. SSP seeks a rezoning in substantial compliance with the revised site plan and requests the following concurrent variances to the provisions of the CRC and UC districts, respectively:
- a. To allow the CCSSSF tract as shown on the revised site plan to minimally encroach into the forty foot (40’) setback (Out Lot #1).
  - b. To allow the CCSSSF to exceed maximum height requirements and to secure exemption from gable roof and multi-story requirements.
  - c. To allow an increase in Floor Area Ratio (“FAR”) for the proposed CCSSSF up to 2.50 FAR.
  - d. To allow the positioning of CCSSSF dumpster collection units adjacent to residential property to be screened with heavy landscaping.
  - e. To allow an increase in maximum pervious surface for the grocery store tract from a maximum of 70% to 86.1%.
  - f. To allow outdoor merchandise areas to exceed 1,000 sq. ft. and to allow items to remain outside after the close of business regarding the grocery/fuel center tract.

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A LIMITED LIABILITY PARTNERSHIP

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Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 7

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- g. To allow buffers adjacent to off-site residential properties to be heavily planted within a thirty-five foot (35') wide area as opposed to simply installing landscape screening as required by Code.
  - h. To allow for a reduction of 125 parking spaces with respect to the highly amenitized apartment homes from 595 spaces to 490 spaces within the structured parking as shown on the revised site plan.
  - i. To allow more than ten percent (10%) rental Multi-Family homes within the UC District.
18. Prior to the issuance of building permits, Staff shall review and approve all landscaping and architecture not otherwise herein approved as will be depicted in the renderings/ elevations and plans which will be filed under separate cover. A set of Architectural Design Regulations shall be established by SSP.
19. The revised site plan includes restaurants as part of the retail component within the proposed Mixed-Use Community. Said restaurants may serve alcoholic beverages as a part of their respective food and beverage services upon securing the proper permits from Cobb County and State agencies.
20. There shall be no tenant vehicles or vehicles of any type permanently parked in front of the proposed overall development containing tenant identification signage or advertising signage. This provision shall be contained within any lease between the property owners and any prospective tenant and the property owners agree to undertake their best efforts to enforce these provisions against any tenant which violates the foregoing.

## STIPULATIONS APPLICABLE TO THE NON-RESIDENTIAL COMPONENTS

1. SSP proposes retail, restaurants, a major grocery store and fueling center and, CCSSSF with varying fronts, roof elevations and other aesthetically pleasing treatments utilizing a Village Concept architectural approach.

The front building facades and the other sides of the buildings which face streets shall be a mixture of brick, stone, cedar shake, architectural stucco, EFIS, split-face masonry components, fibrous cement paneling, decorative concrete bricks, Hardiplank® and other architecturally compatible materials. The architectural style and composition shall



# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 8

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be reasonably consistent with the renderings/elevations which are being submitted under separate cover or as may be approved during the Plan Review Process or thereafter and which shall be consistent with the architectural guidelines established by SSP.

2. The proposed non-residential components shall contain a maximum number of 250,000 sq. ft. which will include a flexible mix of commercial space including retail, restaurants and CCSSSF.
3. Landscaping for the proposed commercial components shall be accomplished pursuant to a detailed landscape plan which shall be submitted under separate cover, reference being made to said plan from a more particular delineation and location of plantings and species to be planted.
4. Parking area lighting shall be a maximum height of thirty feet (30'), except with respect to the grocery components which shall be a maximum of forty feet (40'), and shall be environmentally sensitive, energy efficient, horizontal cut-off luminaries so as to prevent illumination from penetrating outside of the boundaries of the subject property.

Hooded security lighting shall be utilized on the buildings within the non-residential areas as required by Cobb County Codes and Ordinances.

5. SSP agrees to install and construct site lighting pursuant to a Site Lighting/Photometric Plan which shall be submitted to Staff during the Plan Review Process.
6. Dumpsters, or at-grade trash compaction facilities, will be screened by the heavily planted landscaped buffer along the entirety of the northern property line and will otherwise be positioned to be screened from major streets, connecting points to community spaces and wherever possible from any pedestrian-oriented component of the subject property with screening by berms, landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying and shall otherwise comply with Cobb County Development Regulations.
7. There shall be no outside paging systems, phone bells or loud speakers. However, outdoor, low-decibel music systems shall be allowed.

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A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 9

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8. The following uses shall be prohibited:
  - a. Automotive sales, repair and/or service facilities, except that minor auto services performed within totally enclosed facilities shall be allowed, including tire and oil change services.
  - b. Video arcades as a primary use.
  - c. Adult-themed bookstores as a primary use.
  - d. Pawn shops and check-cashing establishments.
  - e. Skating rinks, except for small, season-appropriate rinks.
  - f. Houses of worship.
  - g. Tattoo or body piercing parlors or any business which principally features sexually explicit products or drug-related paraphernalia.
  - h. Retail facilities which sell knives as a primary use.
  - i. Retail facilities which sell or initiate transactions which include guns and/or weapons.
  - j. Retail facilities which sell gasoline except the fuel center which is related to the grocery store anchor.
  - k. Wholesale warehouse sales centers.
9. The Grocer intends to have and utilize outside sales areas; however, there shall be no outside storage facilities except for community garden and recreation equipment, storage ancillary to the Multi-Family component and commercial utilization and bicycles as such terms are used and defined within the Cobb County Zoning Ordinance.
10. The non-residential components shall include pedestrian connected walkways between the proposed buildings and throughout the parking areas as shown on the revised site plan. Additionally, there shall be pedestrian connectivity between the non-residential and the residential components.

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A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 10

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### STIPULATIONS APPLICABLE TO THE RESIDENTIAL COMPONENT

1. Within the residential area there shall be a total maximum number of 340 highly amenitized, luxury apartment homes.
2. The architectural style and composition of the residential component shall be reasonably consistent with the renderings/elevations which will be submitted under separate cover or as otherwise approved during the Plan Review Process in accordance with the Architectural Design Regulations which will be established by SSP.
3. The residential component of the subject property shall have a twenty-five foot (25') planted and maintained landscaped buffer adjacent to Salem Ridge Subdivision and shall adhere to a concurrent thirty-five foot (35') setback. Said buffer shall contain existing vegetation as enhanced with additional landscaping. However, should such adjacent residential property cease being used as or zoned in a residential classification, SSP shall have the option of removing/reconfiguring said buffers subject to review and approval by the District Commissioner.
4. A Third Party Management Leasing Company and/or SSP shall manage the day-to-day operations of the Multi-Family component including the responsibility of all commonly used amenities within the proposed community. Said Third Party Management Leasing Company shall also be responsible for the management of all monies and that the Multi-Family development is properly insured.
5. The submission of a landscape plan during the Plan Review Process which shall be subject to Staff review and approval and which shall include the following:
  - a. Sodded or otherwise landscaped areas.
  - b. The installation of underground and/or screened underground utilities.
  - c. Ground-based, monument-style signage which shall be landscaped and lighted.
  - d. Landscaping throughout the Multi-Family Community shall be irrigated.

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A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 11

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- e. The installation of a strategically positioned network of sidewalks throughout the residential component which shall be designated to promote a pedestrian-friendly atmosphere and which shall be designed in order to provide pedestrian connectivity to adjacent retail, restaurant and storage areas as shown on the revised site plan.

## MISCELLANEOUS STIPULATIONS/CONDITIONS

1. The gross square footage of permitted uses within the revised site plan shall be as described on the revised site plan which was submitted under separate cover on June 15, 2017. Any unused but permitted development may be transferred to and among the various components as shown on the revised site plan except with respect to the CCSSSF, the Multi-Family components and the anchor grocery store.
2. Trees shall be planted on all interior streets and shall be a minimum of two and one-half inches (2½”) in caliper. Said trees shall have a minimum of twenty-four square feet (24 sq. ft.) of planting area and shall be spaced an average of forty-five feet (45’) apart and a maximum of fifty-five feet (55’) apart. Smaller, ornamental trees may be spaced an average of twenty-five feet (25’) apart. Trees shall be permitted within two feet (2’) of the face of curb at the time of planting. As mentioned above, a landscape plan shall be submitted either before or during the Plan Review Process and subject to the County’s Arborist’s review and approval.
3. Street lighting will consist of light fixtures which shall be utilized on all interior rights-of-way within the proposed Mixed-Use development. Street lighting will be chosen by SSP, consistent with the Site Lighting/Photometric Plan as mentioned above, and shall be located on the landscape plan subject to the County’s Professional Staff’s review and approval. Lamps shall either be metal halide high-pressure sodium, metal halide LED or other approved high-efficiency type lamps. SSP and the District Commissioner shall determine the type of posts and fixtures subject to review and approval by the County’s Staff which, in most instances, shall comport with street lighting and fixtures located within the Cumberland Community Improvement District (“CCID”).
4. Pedestrian crossings within the interior of the subject property shall be standard painted markings. Pedestrian crossings will also be provided at key parking and retail facilities. No other pedestrian markings shall be required within the proposed development.

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**VIA HAND DELIVERY & VIA EMAIL:**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 12

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5. With respect to interior street signage, standard street signage shall be utilized. However, a “topper” may be installed on the top of any street signage indicating a connection with or relation to PFCA as a gateway-type “branding” for PFCA and Cobb County.

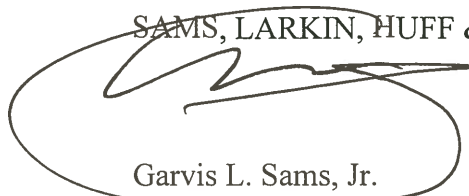
SSP’s proposed Mixed-Use Development is consistent with Cobb County’s Comprehensive Land Use Plan and Future Land Use Map. Additionally, the development, once commenced will set the tone of development and redevelopment envisioned by the Powers Ferry Master Plan as a walkable, New Urbanistic, upscale, family lifestyle development which will translate into significant and positive economic impact for Cobb County.

Moreover, the requested rezoning is an appropriate use of the subject property which consolidates a multitude of components into one upscale, Mixed-Use development. The proposed community will provide a live/work/play conceptual plan and will constitute a significant enhancement within this sub-area of Cobb County.

Please do not hesitate to contact me should you or your Staff have any questions whatsoever regarding these matters or if you need additional information or documentation prior to the Applications being heard and considered in December by the Planning Commission and Board of Commissioners. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./klk

# SAMS, LARKIN, HUFF & BALLI

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## VIA HAND DELIVERY & VIA EMAIL:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 19, 2017  
Page 13

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cc: Commissioner Bob Ott (via email)  
Members, Cobb County Board of Commissioners (via email)  
Mr. Mike Terry, Chairman, Planning Commission (via email)  
Members, Cobb County Planning Commission (via email)  
Mr. Robert L. Hosack, Jr., AICP, County Manager (via email)  
Mr. Dana Johnson, AICP Director (via email)  
Mr. Lee McClead, Assistant Director (via email)  
Mr. Jason Gaines, Manager, Planning Division (via email)  
Mr. Jason Campbell, Planner III (via email)  
Mr. Terry Martin, Planner II (via email)  
Mr. Donald Wells, Zoning Analyst (via email)  
Ms. Tannessa Bates, Zoning Analyst (via email)  
Ms. Pam Mabry, County Clerk (via email)  
Ms. Lori Jordan, Deputy County Clerk (via email)  
Ms. Robin Presley, Deputy County Clerk (via email)  
Mr. Robert "Rock" Toler, Fire Marshall (via email)  
Mr. David Breaden, P.E. (via email)  
Ms. Amy Diaz, P.E. (via email)  
Ms. Ashley White, P.E. (via email)  
Mr. Tim Davidson, Cobb Water System (via email)  
Mr. Nick Parker, Cobb County School District (via email)  
Debra L. Blair, Esq., County Attorney's Office (via email)  
David Hammock, Esq., Cobb County School District (via email)  
Ms. Mary Anne Posey, President, Powers Ferry Corridor Alliance (via email)  
Ms. Sheri George, Powers Ferry Corridor Alliance (via email)  
Ms. Patricia Zerman, Salem Ridge HOA (via email)  
Mr. Brandon J. Ashkouti (via email)  
Mr. Timothy "J. R." Connolly, II (via email)  
Mr. Brian Fratesi (via email)  
Mr. Daniel Buyers (via email)  
Mr. Paul Harrell, P.E., Robertson Loia Roof (via email)  
Mr. Abdul K. Amer, P.E., A&R Engineering, Inc. (via email)

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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FACSIMILE

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ADAM J. ROZEN

---

SLHB-LAW.COM

November 3, 2017

## **VIA EMAIL & HAND DELIVERY:**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064

Re: Application for Rezoning of SSP Blue Ridge, LLC regarding a 22.802± Acre Tract from CRC, GC, NS, R-20 & R-80 to CRC & Conditional UC (No. Z-12)

Application for a Special Land Use Permit by SSP Blue Ridge, LLC concerning a Climate Controlled Self-Service Storage Facility (No. SLUP-8)

Dear John:

As you know, this firm represents SSP Blue Ridge, LLC (“SSP”) concerning the above-captioned Applications. The Applications are scheduled to be heard and considered by the Planning Commission and later by the Board of Commissioners during the December zoning cycle. In that regard, we recently submitted a letter of agreeable stipulations/conditions on October 19, 2017.

In addition the foregoing, we have made reference to exhibits and documentation both to Staff and as a part of a meeting last week which was facilitated by the Powers Ferry Corridor Alliance (“PFCA”) and attended by members of the public, members of Cobb County’s staff, elected and appointed officials and others. In that regard, enclosed please find the requisite number of copies of the following:

1. A Revised Site Plan prepared by Robertson Loia Roof on behalf of SSP.
2. Elevations/renderings and photographs depicting the “Terrell Mill Towne Center Landscape Plan”, including landscape standards, protocols and examples of landscaping concerning the subject property. Under separate cover, SSP will submit landscape profiles/sections depicting specifics of the buffer between the subject property and Salem Ridge Subdivision.
3. Renderings/elevations representing the “Terrell Mill Towne Center Signage Plan”, including both the Kroger signage and templates representing other signage within and around the proposed Mixed-Use Development.

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## VIA EMAIL & HAND DELIVERY:

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
November 3, 2017  
Page 2

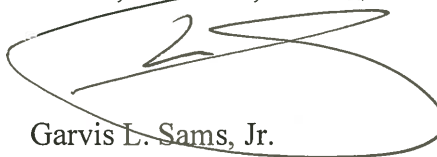
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4. Photographs depicting the “Terrell Mill Towne Center Lighting Plan” which consist of the same type of lighting which is used within the Cumberland Community Improvement District (“CCID”). Of course, a photometric plan will be submitted for review and approval by staff as a component of the Plan Review Process.

Please do not hesitate to contact me should you or your staff require any further information or documentation concerning these matters. With kind regard, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./klk  
Enclosures/Attachments

cc: Commissioner Bob Ott (via email w/attachments)  
Members, Cobb County Board of Commissioners (via email w/attachments)  
Mr. Mike Terry, Chairman, Planning Commission (via email w/attachments)  
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Cobb County Zoning Division  
Community Development Agency  
November 3, 2017  
Page 3

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Mr. Paul Harrell, P.E., Robertson Loia Roof (via email w/attachments)  
Mr. Abdul K. Amer, P.E., A&R Engineering, Inc. (via email w/attachments)

Z-12  
(2017)

ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS  
1704242000 770-424-2000  
3400 Peachtree Ridge Road, Suite 275, Atlanta, Georgia 30006

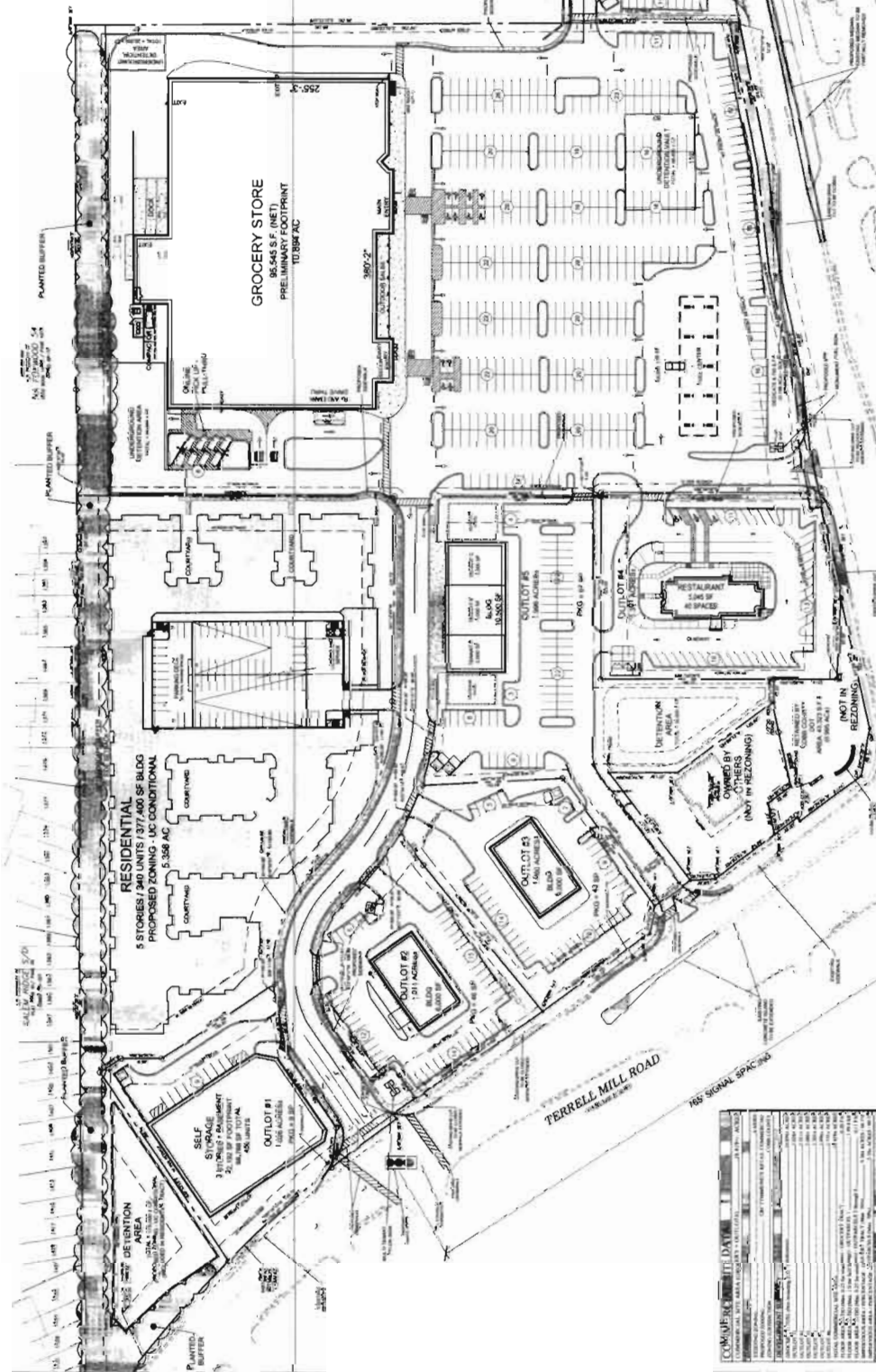


TERRELL MILL DEVELOPMENT  
COBB COUNTY, GA  
CSP PLANNING & DESIGN, LLC

REZONING SITE PLAN

11-02-17  
PROJECT NUMBER  
14-235

RZ-5



LIST OF VARIANCES - Commercial Tract

NO.	DESCRIPTION	REASON FOR VARIANCE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
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43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...

LIST OF VARIANCES - Residential Tract

NO.	DESCRIPTION	REASON FOR VARIANCE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
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17	...	...
18	...	...
19	...	...
20	...	...
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43	...	...
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45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...

EXISTING ZONING: COMMERCIAL DISTRICT  
PROPOSED ZONING: COMMERCIAL DISTRICT  
COMMISSIONER'S OFFICE, COBB COUNTY

1.11' SIGNAL SPACING  
1.11' SIGNAL SPACING

RECEIVED  
NOV - 3 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

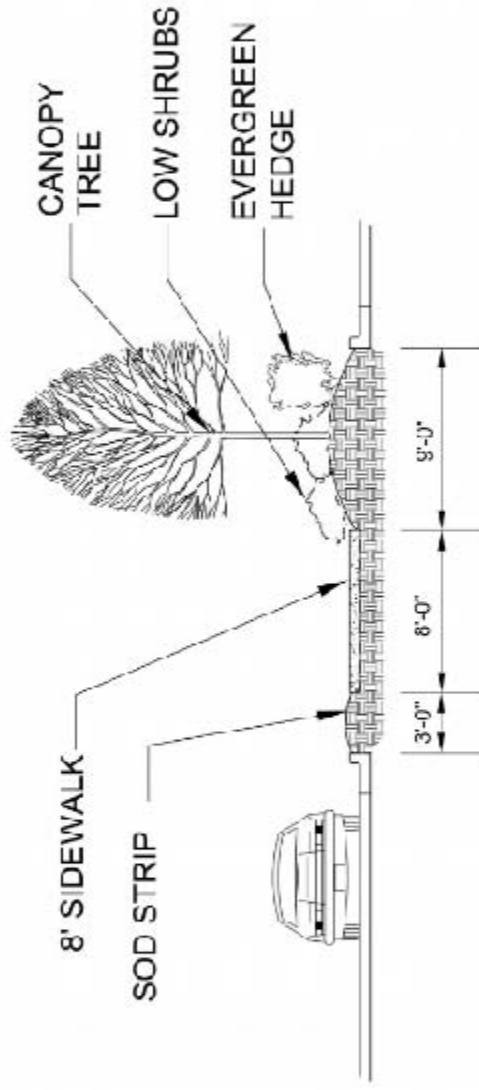
REVISER

REZONING SITE PLAN  
SCALE: 1" = 50'

COMPUTER GENERATED DATA

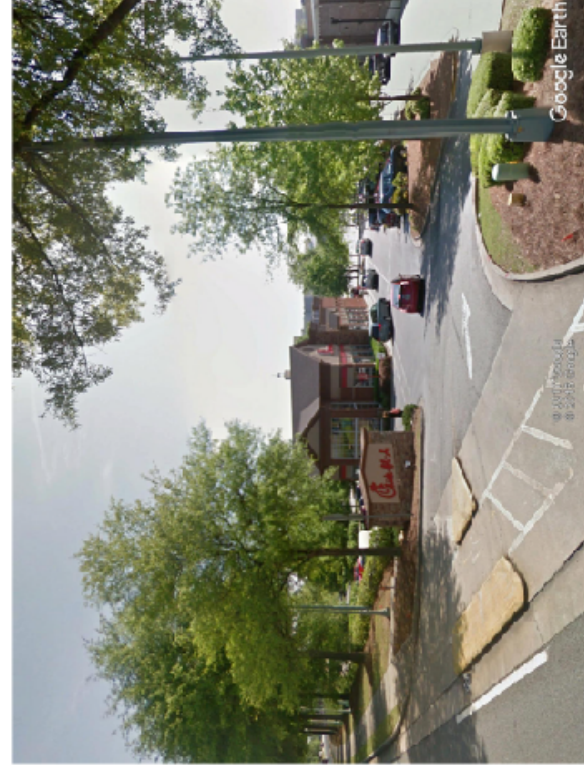
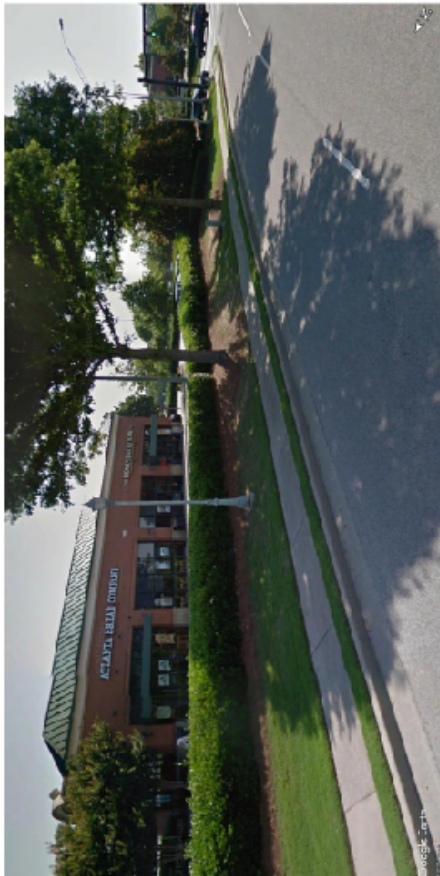
NO.	DESCRIPTION	REASON FOR VARIANCE
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3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
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49	...	...
50	...	...

# Terrell Mill Towne Center Landscape Plan



POWERS FERRY @ TERRELL MILL - LANDSCAPE STANDARDS

# Terrell Mill Towne Center Landscape Plan



POWERS FERRY @ TERRELL MILL - OUTPARCEL STANDARDS

**DOUBLE SIDED FREESTANDING SIGN**

Internal Illumination



1 FRONT VIEW  
**1.0** Scale: 1/4" = 1'  
**QTY: 1**

2 SIDE VIEW  
**1.0** Scale: 1/4" = 1'

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CLIENT:  
**CONNOLLY REALTY**

PROJECT NAME:  
**TERRELL MILL TOWNE CENTER**

PROJECT ADDRESS:  
**MARIETTA, GA**

PROJECT #:  
**70613**

PROJECT MANAGER:  
**STEVE WESTER**

DRAWN BY:  
**SCW**

DATE:  
**10/18/17**

REVISIONS:  
 2 DATE: 10/23/17 BY: SW  
 11/02/17 SW

DRAWING:

PAGE: **1 of 2**

WO DATE: **00/00/00 XX**

**#00000**

R:\FTS\FTS STEVE WESTER\CONNOLLY REALTY\TERRELL MILL TOWNE CENTER\PRELIMINARY ARTWORK\TERRELL MILL TOWNE CENTER R2.CDR

In order to eliminate all possible errors or omissions, please review each page of these drawings carefully for content, quantities, spelling, material and color specifications. Production will not begin without SIGNED APPROVED drawings. No verbal approvals will be accepted. By signing as approved, client is accepting full responsibility for the correctness of the content here-in, and any changes made post-production will incur additional expense. Dimensions shown are nominal.

CLIENT APPROVAL:  
 BY: \_\_\_\_\_ CUSTOMER DATE: \_\_\_\_\_

# DOUBLE SIDED MONUMENT SIGN

External Illumination  
Overall Copy Area = 48sf



## OPTION SIGNS

& ENVIRONMENTAL  
GRAPHICS  
165 Tidwell Drive, Suite A  
Alpharetta, GA 30004  
PHONE: 770.569.5871  
FAX: 770.569.5456

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**STEVE WESTER**

DRAWN BY:

**SCW**

DATE: **10/18/17**

REVISIONS:

2 DATE: 10/23/17 BY: SW  
11/02/17 SW

1 FRONT VIEW  
2.0 Scale: 3/8" = 1'

2 SIDE VIEW  
2.0 Scale: 3/8" = 1'



BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CUSTOMER \_\_\_\_\_

#00000

PAGE: **2 of 2**

WO DATE: **00/00/00 XX**

# Terrell Mill Towne Center Lighting Plan

